



# Cala at Mowbray

North Horsham



Stock photography



# Beautiful homes in a new village community

Mowbray is a blossoming new village community in West Sussex, complete with everything you could want for a relaxing lifestyle - away from the city and surrounded by countryside, with wonderful green spaces throughout the village itself. Warm and welcoming for all, thoughtfully designed and built with sustainability in mind, you'll find an irresistible choice of beautiful homes at Hawksbourne to perfectly suit you - and all with the convenience and connectivity of Horsham just down the road.



# Homes for every lifestyle and life stage

Hawksbourne offers an appealing lifestyle to all ages and stages, from first time buyers to growing families, from upsizers to downsizers and from young to not-so-young. There's a wide range of 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments, all with light, spacious and flexible layouts and high quality specification throughout. Stylish interiors are complemented by attractive exteriors set in a delightfully landscaped environment. The perfect place to call home.



Stock photography

# Green and sustainable

Green spaces abound at Mowbray, with ponds, parks and play areas, a network of footpaths, cycling routes and bridleways, open spaces, treasured ancient woodlands and a new orchard – all connecting seamlessly with the stunning surrounding countryside. It's a home for your natural neighbours too, with an ecological strategy to protect and promote biodiversity, providing a rich habitat for local flora and fauna – along with a commitment to conservation of the established environment.



Stock photography

# A new take on traditional village life

The community we're a part of at Hawksbourne is a new concept combining the best of traditional village life with the comforts and convenience of today. It's complete with local shops in the village centre, a supermarket, a brand new school and sports hub, spaces to meet, play and enjoy entertainment, a pub, library and community facilities – and work places, too, providing employment opportunities right on your doorstep.

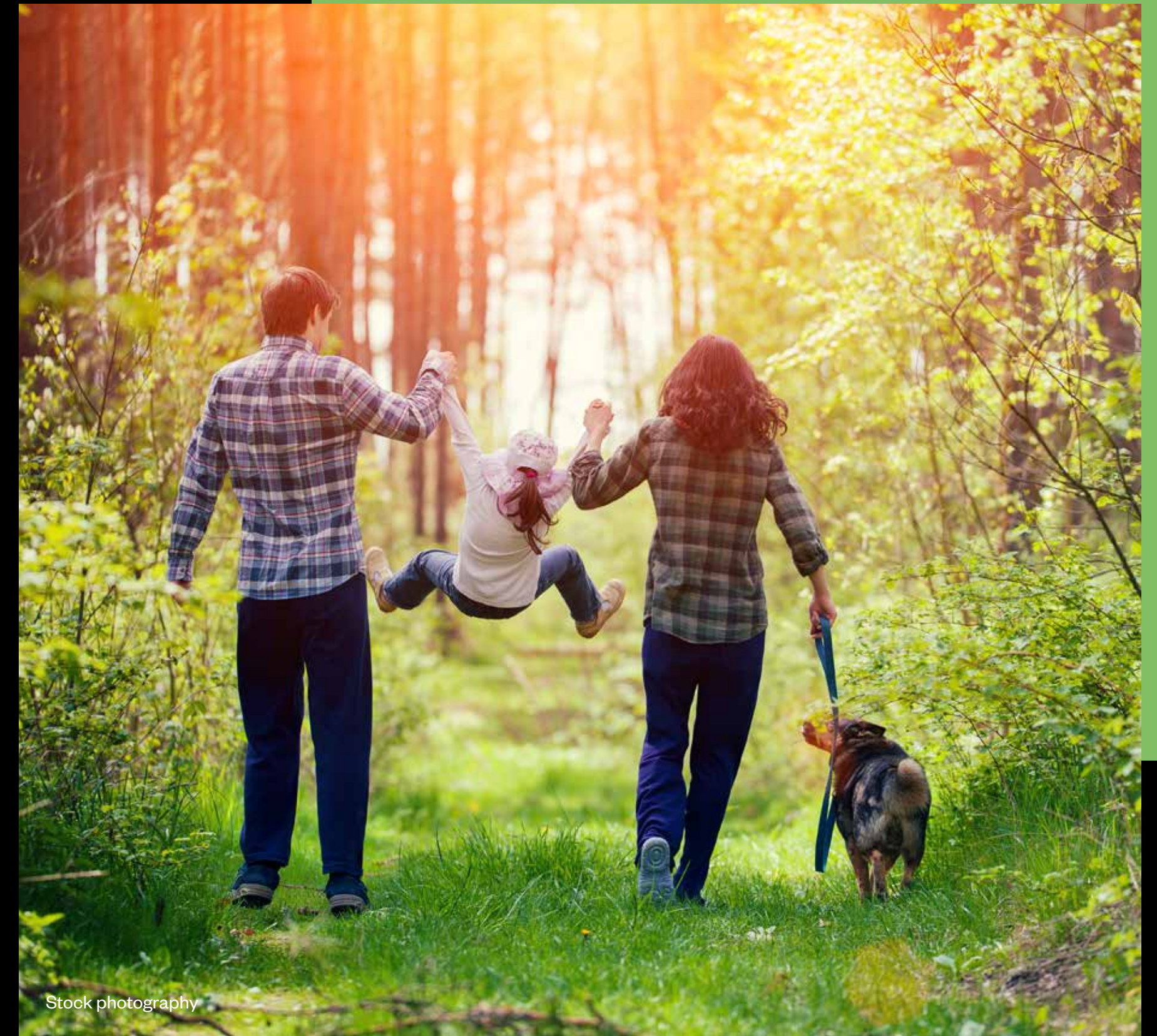


# You'll love leafy Horsham

Horsham is a thriving market town with a great range of shops, from big high street brands in the spacious glass-roofed Swan Walk mall to independent boutiques - and twice-weekly markets at the historic Carfax, which also hosts a lively programme of events and entertainments. The town's leafy parks and gardens are popular meeting places, as are a whole host of cafes, restaurants and bars – and The Capitol Theatre is home to entertainment for all the family.



Local photography



Stock photography



Local photography

# Outstanding education, on your doorstep

Bohunt Horsham is a brand-new school in the heart of the Mowbray community, designed to provide 1620 students aged 4 to 16, along with 50 nursery children, with an outstanding start to their education. It has state-of-the-art facilities and extensive playing fields and is part of the high-performing Bohunt Trust family of schools. Other excellent local options across all age groups range from The Little Barn Owls nursery and farm school to the Ofsted 'Outstanding' rated sixth form College of Richard Collyer.





# Places to go



**Eating out** – From big names like Ask and Wagamama to independents like the Argentinian Steakhouse and Olive Branch gastropub – with live music, it's all on the menu in Horsham. For fine dining, treat yourself to the Michelin starred Restaurant Tristan.



**Sports and leisure** – Football, cricket, hockey, rugby – or maybe a relaxing round at the Rockwood Golf Centre. The Pavilions in the Park leisure centre, at Horsham Park, offers indoor and outdoor swimming, play pools and soft play.



**History and heritage** – Pick up a self-guiding heritage trail leaflet at the family-friendly Horsham Museum and Art Gallery, explore the romantic ruins of Nymans with its gardens and woods or the wartime Wings museum at Balcombe.





## Within the Mowbray site

- Sports Hub
- Supermarket
- Local School
- Village Centre
- The Moathouse
- Waterside Walkway
- Access to Rusper Road & A264



**Parks and nature** – Horsham is great for green spaces, with Warnham Park and Nature Reserve, Horsham Park, and Southwater Country Park all within easy reach of Mowbray.



**Culture and entertainment** – Horsham's Capitol Theatre and Everyman Cinema are popular with all ages, and there's ten pin bowling, laser quest and much more on offer in nearby Crawley.



**Shopping** – The historic market square at Carfax offers independent stores as well as regular markets, you'll find all the big chains at Swan Walk, and there's a choice of supermarkets along with John Lewis at Home.



**Family days out** – A day out at the seaside always goes down well – and there's nowhere better than Brighton. Or pop on a train and take in the attractions of London, just an hour or so away.

[Click here to find out more about the local area](#)



# Getting around



By foot – Mowbray’s shops, supermarket, school and public spaces and amenities are all within an easy stroll.



By car – Mowbray links directly on to the A264, with connections to the A24 and M23 for London and the south coast. The M25 is just 25 minutes away.



By rail – Mowbray is served by 2 stations, Littlehaven and Horsham, with regular services to Crawley, Gatwick, London Bridge and Victoria, Clapham Junction and the south coast.



By bus – It takes 15 minutes to get into Horsham town centre, and 24 minutes to Crawley.



See a detailed view of the area and get directions



# Superbly connected



## On foot

- Bohunt Horsham School – 0.3 miles
- Little Barn Owls Nursery and Farm School – 0.3 miles
- Littlehaven Station – 1.2 miles
- Mowbray Village Centre shops – 2.2 miles



## By car

- Olive Tree – 2.3 miles
- Horsham Station – 3.1 miles
- Capitol Theatre – 3.3 miles
- The Pavilions in the Park – 3.4 miles
- Restaurant Tristan – 3.6 miles
- College of Richard Collyer – 3.6 miles
- Huxleys Birds of Prey Centre – 3.7 miles
- Chesworth Farm – 4.0 miles
- John Lewis at Home – 4.2 miles
- Warnham Park and Nature Reserve – 4.3 miles
- Carfax market square – 4.5 miles
- Swan Walk – 4.6 miles
- Crawley – 6.3 miles
- Nymans – 8.2 miles
- Wings Museum – 9.7 miles
- Gatwick – 15 miles



## By rail

### From Littlehaven Station

- Horsham – 4 mins
- Crawley – 9 mins
- Gatwick Airport – 18 mins
- London Bridge – 49 mins
- London Victoria – 56 mins

### From Horsham Station

- Crawley – 8 mins
- Gatwick Airport – 8 mins
- London Bridge – 53 mins
- Brighton – 54 mins
- London Victoria – 56 mins
- Portsmouth – 1 hour

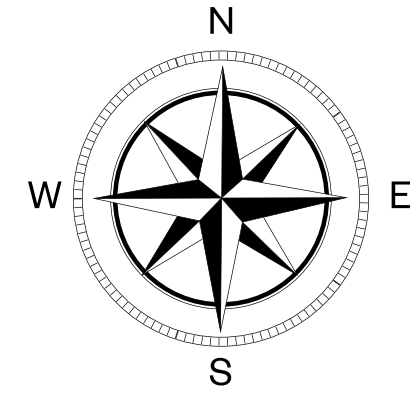
See a detailed view of the area and get directions





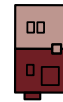


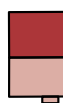

Journey times are approximate. Train journey times are accurate as of September 2022 and are sourced from thetrainline.com


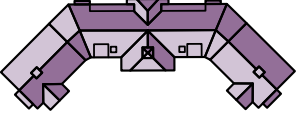
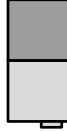
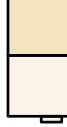
# Cala at Mowbray, North Horsham

## The development



-  **The Bampton**  
4 Bedroom link-detached/detached home
-  **The Hawthorn**  
4 Bedroom semi-detached home
-  **The Hornbeam**  
4 Bedroom detached home
-  **The Laurel**  
4 Bedroom link-detached/detached home
-  **The Rowan**  
4 Bedroom detached home
-  **The Sycamore**  
4 Bedroom detached home
-  **The Beech**  
3 Bedroom semi-detached home

-  **The Blackthorn**  
3 Bedroom semi-detached/detached home
-  **The Chestnut**  
3 Bedroom detached/semi-detached/terrace home
-  **The Elder**  
3 Bedroom semi-detached home
-  **The Fir**  
3 Bedroom terrace home
-  **The Alder**  
2 Bedroom semi-detached/terrace home
-  **The Bayberry**  
2 Bedroom semi-detached/terrace home
-  **The Ash/Holly/Oak/Pine**  
1/2 Bedroom flat over carport

-  **The Sage**  
2 Bedroom maisonette
-  **Stag Lodge**  
1/2 Bedroom apartment
-  **Shared ownership**  
Saxon Weald
-  **Affordable rent**  
Saxon Weald



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways and external treatments may differ. Landscaping is indicative only. Please confirm the most up-to-date details with our Sales Consultant prior to reservation. V: Visitor Parking, bop: Bin Collection Point.

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (South Homes Counties) Limited operates a policy of continual product development and the site layout shown in this brochure insert is indicative only. Information contained is accurate at time of going to press. June 2022. See the main brochure for the full Consumer Protection statement.

View our interactive siteplan for our latest availability 

# Choose the home that's right for you



**The Bampton**  
4 bedroom  
link-detached/  
detached home



**The Hornbeam**  
4 bedroom  
detached home



**The Rowan**  
4 bedroom  
detached home



**The Hawthorn**  
4 bedroom  
semi-detached  
home



**The Laurel**  
4 bedroom  
link-detached/  
detached home



**The Sycamore**  
4 bedroom  
detached home

Computer generated images are for illustration purposes only, plot specific elevations and finishes may vary.

[Click here for current availability and prices](#)





**The Beech**  
3 bedroom  
semi-detached  
home



**The Elder**  
3 bedroom  
semi-detached  
home



**The Bayberry**  
2 bedroom  
semi-detached/  
terrace home



**The Blackthorn**  
3 bedroom  
detached/  
semi-detached  
home



**The Fir**  
3 bedroom  
terrace home



**The Sage**  
2 bedroom  
Maisonettes



**The Chestnut**  
3 bedroom  
detached/  
semi-detached/  
terrace home



**The Alder**  
2 bedroom  
semi-detached/  
terrace home



**The Ash**  
2 bedroom flat  
above carport

Computer generated images are for illustration purposes only,  
plot specific elevations and finishes may vary.

[Click here for current availability and prices](#)





**The Holly**  
2 bedroom flat  
above carport



**The Pine**  
1 bedroom flat  
above carport



**Stag Lodge**  
1 & 2 bedroom  
apartments



**The Oak**  
2 bedroom flat  
above carport

Computer generated images are for illustration purposes only,  
plot specific elevations and finishes may vary.

[Click here for current availability and prices](#)





# Desirable in every detail

The finishing touches, unexpected flourishes and innovative features. Designer kitchens with desirable technology built-in, for showing off your culinary flair. Sleek family bathrooms and en suites with quality specification sanitaryware, for indulging in some well-deserved pampering.

With every home comfort considered for energy-efficient and low maintenance living, each aspect of your family home is beautifully designed and built to an exacting standard; because when you look for quality, it's the little things that make all the difference.





This image includes upgrades at an additional cost

# What our customers say



“ Moving into a house that was already fully designed and decorated was such a huge relief and absolutely fantastic. It’s a beautiful home which the kids love. Space is what we were after and it’s exactly what we now have at Audley Chase. Our garden in particular is far more open than at our previous home.

exceptional. Looking back, having started the part exchange process quite anxious, I now can’t believe how easy it was. All of the people involved were as friendly, personable and in touch as much as possible, removing all of the negotiation. Nothing was too much of an ask, despite the pandemic looming over us all. ”

I can’t speak highly enough of the Cala team. The end-to-end management has been

Beau Steele,  
Purchaser at Audley Chase



Photography of Audley Chase

See more customer stories, reviews and ratings >



Photography from a previous Cala development

# Why buy new

There's nothing quite like moving into a brand-new home. From newly-installed kitchens and bathrooms to the peace of mind of knowing that your property is safe, energy efficient and low maintenance.

What's more, you're buying a complete blank canvas on which to stamp your own individual style.



Modern fixtures, fittings & technology



Hyper fast fibre optic broadband



Less maintenance



Energy efficient



A chain free move



A blank canvas



Stock photography



[Click here to find out more about the top reasons to buy new](#)



# Cala Homes

Cala Homes' primary goals are to deliver design excellence in everything we do and ensure a first class customer experience for everyone who buys one of our homes.

To achieve this, we focus on investing in our most important asset - our people - and running an effective and sustainable business that makes a positive contribution in the areas where we operate.

Cala is built on the foundation values of passion, quality, delivery and respect.

Click on the arrows below to find out more about Cala Homes.



Our values >



Aspirational homes >



First class customer service >



Quality design and build >



Investment in our people >



Photography from a previous Cala development



# Sustainability the Cala way


Cala has a rich heritage originally dating back to 1875. We started building homes in the 1970s and, for over 50 years, have been creating high quality, sustainable new homes and communities. However it is not just what we do, but the way we do it that matters to Cala.

Thinking sustainably is at the heart of everything we do; from identifying the right sites, through creating a safe, healthy and fulfilling working environment, to taking a sensitive approach to development and delivering communities that meet local requirements.

As part of our sustainability journey we are aiming to reduce our paper usage by 90% across the company, including the customer journey, which is why we are aiming for online only brochures at our developments.

Click on the icons below to find out more about our sustainability journey.

 Environment >

 Customers >

 Design >

 People >

 Land >

 Community consultation >





# Welcome to your new home

Cala at Mowbray,  
Rusper Road,  
Horsham, RH12 4QR

[Click here to arrange your viewing](#)



Stock photography

IMPORTANT NOTICE TO CUSTOMERS: The Consumer Protection from Unfair Trading Regulations 2008. Cala Homes (South Home Counties) Limited operates a policy of continual product development and the specifications outlined in this brochure are indicative only. We reserve the right to implement minor changes to the sizes and specifications shown on any plans or drawings in this brochure without warning. Where alterations to the design, construction or materials to be used in the construction of the property would materially alter the internal floor space, appearance or market value of the property, we will ensure that these changes are communicated to potential purchasers. Whilst these particulars are prepared with all due care for the convenience of intending purchasers, the information is intended as a guide. The computer generated images and photographs do not necessarily represent the actual finishings/elevation or treatments, landscaping, furnishings and fittings at this development. Floor plans, dimensions and specifications are correct at the time of print. The illustrated location map is a general guide only. Please note that distances and timings referred to in this brochure are approximate and sourced from Google Maps. For information relating to weather in the area of this development, please refer to the Meteorological Office ([www.metoffice.gov.uk](http://www.metoffice.gov.uk)). Nothing contained in this brochure shall constitute or form part of any contract. Information contained in this brochure is accurate at time of going to press on 09.06.22. Cala (South Home Counties) Limited, registered in Scotland company number SC222577. Registered office: 1 Falcon Gate, Shire Park, Welwyn Garden City, AL7 1TW. Agent of Cala Management Limited.